



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, September 27, 2004

Time: 5:00 P.M.
Place: Council Chambers
Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (5:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**

1h. Fidelity Plaza, Tower 3 - Fifth Third Bank Sign

The applicant seeks the following development standards variance:

Docket No. 04070017 V Chapter 25.7.02-11(b) number of signs

The site is located at 11590 N Meridian Street.

The site is zoned S-2/Residence & B-6/Business within the US 31 Overlay.

Filed by Tom Engle of Barnes & Thornburg for REI Investments.

2-10h. West Carmel Marketplace

The applicant proposes a retail shopping center and seeks the following Development Standards Variances:

| | | |
|------------------------------|-------------------------|---|
| Docket No. 04050029 V | Chapter 23C.10.02.2 | rear foundation plantings- Primary Bldg |
| Docket No. 04050030 V | Chapter 23C.13 | access to tracts |
| Docket No. 04050033 V | Chapter 25.07.02-11.b | sign number & type |
| Docket No. 04050034 V | Chapter 25.07.02-11.c | wall sign area-Primary Bldg |
| Docket No. 04050035 V | Chapter 25.07.02-11.c | ground sign area |
| Docket No. 04050036 V | Chapter 25.07.02-11.d.i | ground sign height- Primary Bldg |
| Docket No. 04070008 V | Chapter 25.07.02-11(g) | extra changeable copy area |
| Docket No. 04070009 V | Chapter 23C.09.D | facade projections/recessions |
| Docket No. 04070010 V | Chapter 23C.09.D | facade material change: horizontal-vertical |

The site is located northeast of 99th Street and Michigan Rd/US 421. The site is zoned B-3/Business and B-2/Business within the US Highway 421 Overlay.

Filed by Mary Solada of Bingham McHale for Duke Realty.

- 11h. TABLED to OCT 13 Martin Marietta, Appeal to Director's Determination of**
The applicant would like to appeal a Director determination that Martin Marietta's operation is a legal, nonconforming use:

~~Docket No. 04070020 A Chapter 28.06 Existence of a Nonconforming Use~~
The site is located north of 106th Street and west of Hazel Dell Parkway. The site is zoned S-1/Residence - Low Intensity. Filed by Tom Yedlick.

12-13h. Carmel/Clay Schools - West Side Transportation Facility

The applicant seeks the following special use amendment and Development standards variance approvals:

Docket No. 04080024 SUA Chapter 5.02 special uses

Docket No. 04080041 V Chapter 27.03.02 curbed parking

The site is located southeast of Shelborne Rd and 126th St. The site is zoned S-1/Residence. Filed by Mr. Reynolds of Paul I Cripe, Inc for Carmel/Clay Schools.

14-23h. TABLED 116th/Keystone Retail Shops

The applicant seeks the following development standards variances:

~~Docket No. 04080027 V Chapter 14.04.02 60 ft front yard~~

~~Docket No. 04080028 V Chapter 14.04.03 30 ft side yard~~

~~Docket No. 04080029 V Chapter 14.04.05 30 ft rear yard~~

~~Docket No. 04080030 V Chapter 14.04.09 80% lot coverage~~

~~Docket No. 04080031 V Chapter 14.06 30 ft greenbelt adjacent to residence~~

~~Docket No. 04080032 V Chapter 23A.02 120 ft front yard from US 431 R/W~~

~~Docket No. 04080033 V Chapter 23A.03 30 ft greenbelt along US 431~~

~~Docket No. 04080034 V Chapter 23A.04 parking prohibited in greenbelt~~

~~Docket No. 04080035 V Chapter 25.07.02 9(b) number of signs~~

~~Docket No. 04080036 V Chapter 26.04.05 buffer yards~~

The site is located at the northeast corner of 116th St. and Keystone Ave.

The site is zoned B-3/Business within the US 431 Overlay.

Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate, Inc.

24h. Weiss & Company, Inc

The applicant seeks the following development standards variance:

Docket No. 04080037 V Chapter 26.04.05 buffer yard

The site is located at 320 S Range Line Rd. The site is zoned B-1/Business.

Filed by Dave Barnes of Weihe Engineering for Weiss & Company, Inc.

I. Old Business. (To begin no earlier than **6:30 p.m.** – Public Hearing remains open)

1h. Martin Marietta Materials - Mueller Property South

The petitioner seeks special use approval for a sand and gravel extraction operation.

Docket No. 04040024 SU Chapter 5.02.02 special use in the S-1 zone

The site is located at the southwest corner of the intersection of East 106th Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

J. New Business.

- 1j. Proposed amendments** to Article IX (BZA Rules of Procedure), Section 30.08: Alternate Procedure (Hearing Officer), and Chapter 21: Special Uses.

K. Adjourn.